

Mr Andrew Fagan
22 Cleveland Street
LONDON
W1T 4JB

Application Ref: **2017/2275/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

26 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Ground and Lower Ground Floor
22 Cleveland Street
LONDON
W1T 4JB

Proposal:

Relocation of an air-conditioning unit at basement level from open lightwell area to covered lightwell area.

Drawing Nos: Design and Access Statement; Heritage Statement; Site Location Plan; Ground and Lower Ground Floor Elevations - Existing and Proposed Cleveland Street; Noise Assessment Report.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting consent.

The proposal is for the relocation of an air-conditioning (a/c) unit from the open lightwell visible from street level to under the covered area of the lightwell. The a/c unit's new location under the pavement is more appropriate as it will be out of view from the public realm and will have a limited impact on the appearance, setting and historical fabric of the host listed building, only requiring fixing and extension of the cabling.

The proposal will preserve the character and special interest of the host listed building and will not harm the setting of the host and adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework.

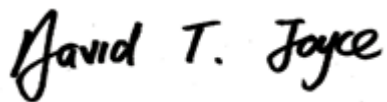
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and

concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning